IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

INLAND MORTGAGE CAPITAL CORPORATION, Plaintiff, v. SYNTERRA 3020 MARKET, L.P.; SYNTERRA 3020 MARKET, L.L.C. SYNTERRA PARTNERS, L.P.; WILLIAM L. WILSON; and BARBARA WILSON, Defendants.	NO. 09-3504 CIVIL ACTION

CONSENT FINAL JUDGMENT IN MORTGAGE FORECLOSURE

AND NOW, upon the consent and agreement of Plaintiff Inland Mortgage Capital Corporation and Defendants Synterra 3020 Market, L.P.; Synterra 3020 Market, L.L.C.; Synterra Partners L.P.; William L. Wilson; and Barbara Wilson, and in accordance with the terms of the Forbearance Agreement presented to the Court on July 6, 2010 and executed on July 19, 2010, it is ORDERED that JUDGMENT in mortgage foreclosure is hereby entered in favor of Plaintiff Inland Mortgage Capital Corporation and against Defendant Synterra 3020 Market, L.P., foreclosing all right, title and interest that Defendant Synterra 3020 Market, L.P. had, has or might have in the property known as 3020 Market Street, Philadelphia, Pennsylvania, described in Exhibit A attached hereto.

Damages are assessed as follows:

Principal	$	25,260,782.26
Interest Due (1/1/09 through 6/30/09) at 9.32%	$	1,177,152.44
Interest Due (7/1/09 through 6/21/10) at 7.25%	$	1,811,057.73
Unreimbursed Counsel Fees	$	250,000.00
Less: Tax & Insurance Escrows	$	(43,772.83)
Less: Unapplied Funds	$	(1,500,473.25)
Less: Interest Paid at Closing of Forbearance Agreement	$	(55,000.00)
Total Amount Due 06/21/10	**$**	**26,899,746.35**[1]

CONSENTED AND AGREED TO:

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IT IS SO ORDERED, this 21st day of July 2010. The Clerk shall promptly enter the Judgment.

BY THE COURT:

Timothy J. Savage, J.

[1] Plus interest accruing at the accrual rate of 7.25%, $5,087.24 per diem.

EXHIBIT A

EXHIBIT "A" LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the City of Philadelphia, 27th Ward, Commonwealth of Pennsylvania as follows to wit:

Beginning at a point of intersection formed by the Easterly side of 31st Street (50' wide) and the Southerly side of Market Street (100' wide). Thence from the point of beginning the four following courses and distances:

1. Thence from the point of beginning along the said Southerly side of Market Street S 78° 59' 00" E 325.375' to a point.

2. Thence leaving the said Southerly side of Market Street S 11° 01' 00" W 220.000' to a point on the Northerly side of Ludlow Street (50' wide).

3. Thence along the said Northerly side of Ludlow Street N 78° 59' 00" W 325.375' to a point on the aforementioned Easterly side of 31st Street.

4. Thence along the said Easterly side of 31st Street N 11° 01' 00" E 220.000' to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING therefrom to the said Pennsylvania Railroad Company, et al, their successors and assigns, fee simple title to all that certain area volume of space within a portion of the premises hereinbefore described containing 22,000 square feet, ± lying between a lower limiting horizontal plane located at seventy feet above the confirmed curb level on the South side of Market Street and an upper limiting horizontal plane located one hundred and eighty feet above the confirmed curb level on the South side of Market Street for the use and occupation of the Grantors, their respective successors and assigns, and their licensees or other persons or corporations which may now or hereafter be vested with rights through or under them, said portion being bounded and described according to the aforesaid plan of survey, as follows, viz:

BEGINNING at a point in the Southerly line of Market Street (100 feet wide) distant 56.638 feet measured S. 78 degrees 59', E. along said line of Market Street from the Easterly line of Thirty-first Street (legally open 50 feet wide), said beginning point also being distant 22.5 feet Eastwardly at right angles from the center line between tracks of railroad of The Pennsylvania Railroad Company known as the West Philadelphia Elevated Branch.

EXTENDING from said beginning point the following four courses and distances: (1) S. 78 degrees 59', E. along said Southerly line of Market Street 11.082 feet; (2) S. 18 degrees 39' 50" W. 221.974 feet to a point in the Northerly line of Ludlow Street (50 feet wide) distant 22.5 feet Eastwardly and radially from said center line between tracks of railroad; the following two courses and distances being parallel with said center line between tracks of railroad: (3) Northwardly, on a curve to the right, having a radius of 1667.500 feet the arc distance of 167.635 feet to a point of tangent; and (4) N. 17 degrees 59' 53" E. 59.259 feet to the place of beginning.

CONTAINING 1,677 square feet, ±.

ALSO EXCEPTING AND RESERVING therefrom to the said Pennsylvania Railroad Company, et al, their successors and assigns, fee simple title to all that certain area or volume of space within a portion of the premises hereinbefore described containing 22,000 square feet, ± lying between a lower limiting horizontal plane located twelve inches below the lowest facility of Grantors' elevated railroad structure now extending through the space so excepted and reserved and an upper limiting horizontal plane located one hundred and eighty feet above the confirmed curb level on the South side of Market Street for the use and occupation of the Grantors, their respective successors and assigns, and their licensees or other persons or corporations which may now or hereafter be vested with rights through or under them, said portion being bounded and described according to the aforesaid plan of survey, as follows, viz:

BEGINNING at a point where the Easterly line of Thirty-first Street (legally open 50 feet wide) meets the Southerly line of Market Street (100 feet wide):

EXTENDING from said beginning point the following five courses and distances: (1) S. 78 degrees 59' E. along said Southerly line of Market Street 56.638 feet to a point 22.5 feet Eastwardly at right angles from the center line between tracks of railroad of The Pennsylvania Railroad Company known as the West Philadelphia Elevated Branch; the following two courses and distances being parallel with said center line between tracks; (2) S. 17 degrees 59' 53" W. 53.259 feet to a point of curve; (3) Southwardly, on a curve to the left having a radius of 1667.500 feet, the arc distance of 167.635 feet to the Northerly line of Ludlow Street (50 feet wide); (4) N. 78 degrees 59' W. along the same 34.180 feet to the Easterly line of Thirty-first Street; and (5) N. 11 degrees 01' E. along the same 220 feet to the place of beginning.

CONTAINING 9972 square feet.

ALSO EXCEPTING AND RESERVING therefrom to the said Pennsylvania Railroad Company, et al, their successors and assigns, fee simple title to the two catanary poles located on each side of Grantors' existing elevated railroad near the South line of the premises hereby conveyed, one stub guy pole and two anchor guys (said stub guy pole and said two anchor guys being appurtenant to the aforesaid catanary poles) including the foundations thereof and the land occupied by the same.

BEING the same premises which 3020 Market Street Associates, a Pennsylvania general partnership, by Indenture bearing date 12/22/1997 and recorded 3/11/1998 in the Office of the Recorder of Deeds, in and for the County of Philadelphia in Deed Book JTD 612 page 78 etc., granted and conveyed unto Lincoln University, in fee.